



HUDSON
MOODY

34 Barbican Mews, York, YO10 5BZ

A MODERN TWO BEDROOM MID-TERRACED HOUSE with garden, situated in a quiet residential area just outside the City Walls and within easy reach of York's city centre and inner ring road.

- **Mid-Terraced House**
- **Superb Location Close to City Centre**
- **Fitted Kitchen**
- **Spacious Living Room with Patio Doors to Garden**
- **Two Double Bedrooms**
- **House Bathroom**
- **Enclosed Rear Garden**
- **Designated Parking Area**

Offers In Excess Of £210,000

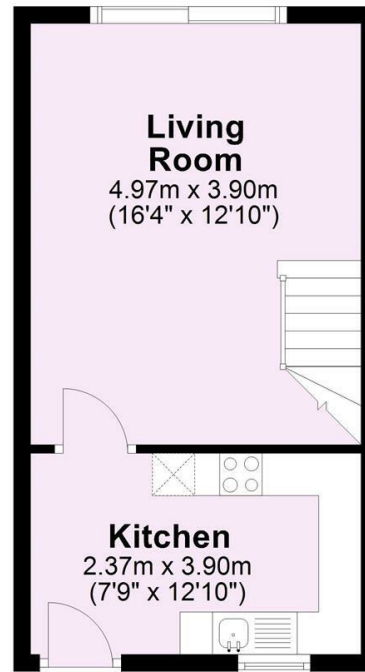
Tenure: Leasehold

Council Tax Band: C



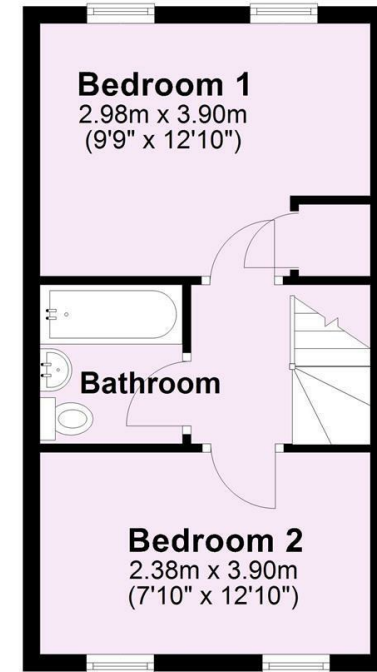
Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



First Floor

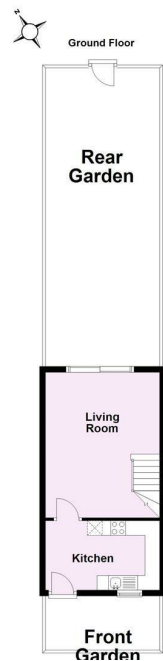
Approx. 29.0 sq. metres (312.3 sq. feet)



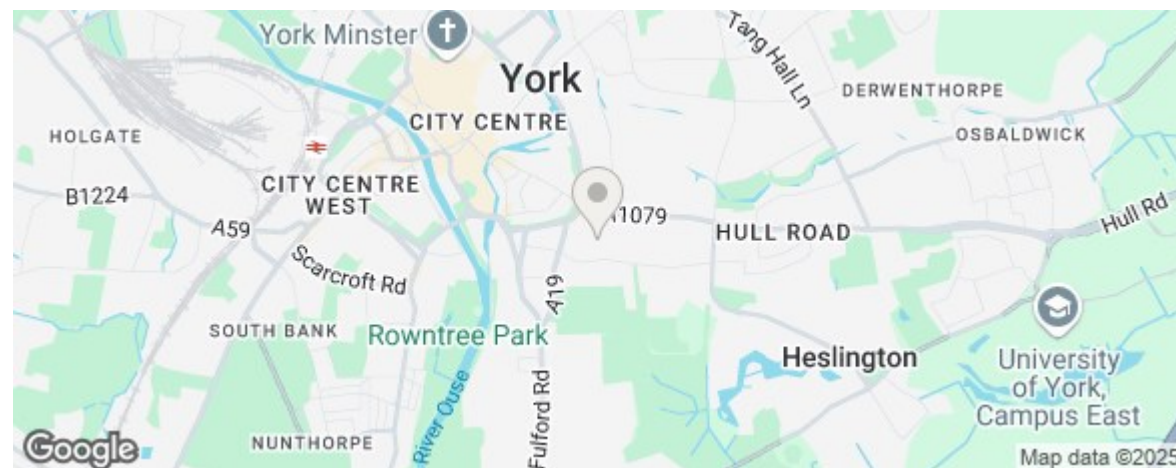
Total area: approx. 58.0 sq. metres (624.6 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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